144.0	0009	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	594,100 / 594,100
					USE VALUE:	594,100 / 594,100
					ASSESSED:	594,100 / 594,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRABUCCO MICHAEL P
Owner 2:	
Owner 3:	
Street 1:	16 LONGFELLOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILEY KAREN A -
Owner 2:	-
Street 1:	16 LONGFELLOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3017.000	185,700		408,400	594,100
Total Card	0.069	185,700		408,400	594,100
Total Parcel	0.069	185,700		408,400	594,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 626.69 | /Parcel: 626.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94631
GIS Ref
GIS Ref
Insp Date 11/07/08

!11292!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0009-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	185,700	0	3,017.	408,400	594,100		Year end	12/23/2021
2021	101	FV	180,700	0	3,017.	408,400	589,100		Year End Roll	12/10/2020
2020	101	FV	180,800	0	3,017.	408,400	589,200	589,200	Year End Roll	12/18/2019
2019	101	FV	163,300	0	3,017.	382,900	546,200	546,200	Year End Roll	1/3/2019
2018	101	FV	163,300	0	3,017.	316,500	479,800	479,800	Year End Roll	12/20/2017
2017	101	FV	163,300	0	3,017.	291,000	454,300	454,300	Year End Roll	1/3/2017
2016	101	FV	163,300	0	3,017.	265,500	428,800	428,800	Year End	1/4/2016
2015	101	FV	154,700	0	3,017.	260,400	415,100	415,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11292

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILEY KAREN A,	62988-240		11/27/2013		436,500	No	No		
CHASE GLADYS C	23448-380		7/21/1993		157,000	No	No		Y

PRINT

Date	Time
12/30/21	12:15:48

LAST REV

Date	Time
08/03/16	08:58:00
ekelly	

USER DEFINED

Prior Id # 1:	94631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	645	Solar Pa	13,750		6/9/2015			Install 11 solar p

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2015	Permit Insp	PC	PHIL C
11/7/2008	Meas/Inspect	163	PATRIOT
1/15/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3017		Sq. Ft.	Site		0	80.	1.69	9									408,408						408,400	

Total AC/HA:	0.06926	Total SF/SM:	3017	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	408,408	Spl Credit		Total:	408,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	269158
Depreciation:	83439
Depreciated Total:	185719

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

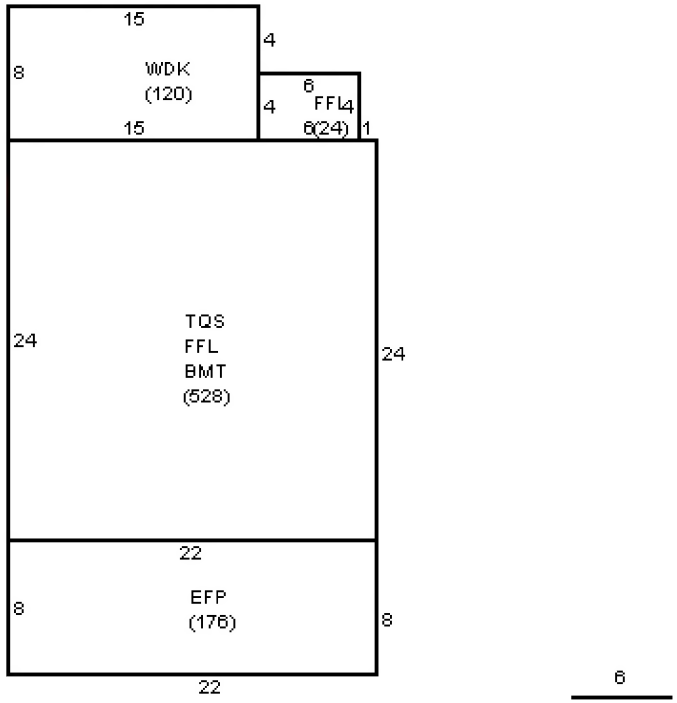
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	104.80
Final Total:	185700	Val/Su SzAd	195.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	552	178.610	98,590
BMT	Basement	528	53.580	28,291
TQS	3/4 Story	396	178.610	70,728
EFP	Enclos Porch	176	41.840	7,364
WDK	Deck	120	14.050	1,686

Net Sketched Area:	1,772	Total:	206,659
Size Ad	948	Gross Area	1904	FinArea	948
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0009-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	